

CHICAGO PLAN COMMISSION

121 North LaSalle Street
10:00 A.M.
City Council Chambers
2nd Floor, City Hall / Virtually
Chicago, Illinois 60602
February 16, 2023

DRAFT MINUTES

PRESENT

Lester Barclay
Gia Biagi*
Andre Brumfield*
Walter Burnett
Maurice Cox*
Rosa Escareno
Raul Garza*
Sarah Lyons
Marisa Novara*
Carlos Pineiro*
Guacolda Reyes*
Claudette Soto*
Danielle Tillman*
Tom Tunney
Gilbert Villegas
Scott Waguespack*

ABSENT

Laura Flores
Honorable Lori E Lightfoot, Mayor
Patrick Murphey
Harry Osterman
Nicholas Sposato

- A. The Chairman called the February 16, 2023, regular hearing of the Chicago Plan Commission to order at 10:00 AM. The Chairman undertook a roll call to establish the presence of a quorum. The hearing commenced with nine members present (*). The public hearing was audio recorded and live streamed. A transcript will be available for the purpose of pursuing all matters in greater detail and is a part of the permanent public record.
- B. A motion by Gia Biagi, seconded by Danielle Tillman, to approve the Minutes of the January 19, 2023 Regular Hearing of the Chicago Plan Commission, this was approved by a 9-0-0 (Pineiro abstained) vote.
- C. Matters Submitted to be heard in accordance with the Inter-Agency Planning Referral Act:
 1. A motion by Maurice Cox, seconded by Walter Burnett, to approve the following matters (No. 1 under the disposition heading and No. 2 under the Negotiated Sale heading) pursuant to the Inter-Agency Planning Referral Act, was approved by a 13-0-0 vote.

DISPOSITION

1. A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 4553-69 North Pulaski Road to NeighborSpace (23-009-21; 35th Ward)

NEGOTIATED SALE

2. A resolution recommending a proposed ordinance authorizing a negotiated sale, generally located at 3010 East 79th Place to Christopher Tomecek and Victor Resa (23-010-21; 7th Ward).

D. Matters Submitted in Accordance with the Lake Michigan and Chicago Lakefront Protection Ordinance and/or the Chicago Zoning Ordinance:

1. A motion by Marisa Novara, seconded by Rosa Escareno, to adopt the We Will Chicago Framework Plan was approved by a vote of 13-0-0 (Soto Abstained). We Will Chicago is a citywide plan that establishes goals and objectives to guide Chicago's future for the next decade. Initiated in the summer of 2020, the planning process was led by neighborhood stakeholders, civic organizations, artists, community partners and City agencies based on the principles of equity and resiliency for all. The plan includes approximately 40 goals and 150 objectives organized within eight planning pillars: Arts & Culture; Civic & Community Engagement; Economic Development; Environment, Climate & Energy; Housing & Neighborhoods; Lifelong Learning; Public Health & Safety; and Transportation & Infrastructure. A draft of the plan was released in July 2022 for public comment through November 1, 2022.
2. A motion by Tom Tunney, seconded by Scott Waguespack, to approve a proposed amendment to Residential Business Planned Development No. 1366, submitted by Uptown 4601 Owner, LLC, for the property generally located at 4601-4617 North Broadway, 1056-1064 West Wilson, 4616-4626 North Winthrop was approved by a vote of 14-0-0. The applicant proposes to amend Planned Development No. 1366 to allow for the inclusion of additional uses, no other building construction is contemplated as a result of this application. (22067; 46th Ward)
3. A motion by Gia Biagi, seconded by Carlos Pineiro, to approve a proposed planned development, submitted by Vista Property Group, for the property generally located at 640 W. Randolph Street was approved by a vote of 11-0-0. The applicant is proposing to rezone the subject property from DX-7 (Downtown Mixed-Use District) to Business Planned Development, permitting the construction of a 15-story, 225-foot-tall mixed-use building, containing commercial uses on the ground floor, one floor of parking on Level 2, and office space on the floors above. The applicant will be using the Neighborhood Opportunity Fund bonus to increase the allowable FAR (Floor Area Ratio) from the base 7.0 to a maximum of 11.5. (22066; 42nd Ward)
4. A motion by Sarah Lyons, seconded by Danielle Tillman, to approve a proposed amendment to Institutional Planned Development No. 666, submitted by the Chicago Board of Education for the City of Chicago, for the property generally located at 5501 N. Kedzie Avenue was approved by a vote of 13-0-0. The applicant proposes to rezone all of Institutional Planned Development No. 666 to RS-2 (Residential Single-Unit (Detached House) District) and then back to Institutional Planned Development No. 666, as amended.

The applicant proposes to expand the Planned Development boundaries to include adjacent property owned by the Metropolitan Water Reclamation District of Greater Chicago, and to replace the Northside College Preparatory High School existing grass athletic field with a new and expanded synthetic turf field. (22037, 40th Ward)

5. A motion by Carlos Pineiro, seconded by Maurice Cox, to approve a proposed planned development, submitted by Fortem Voluntas Partners LLC, for the property generally located at 415 N. Sangamon Street was approved by a vote of 12-0-0 (Burnett Recused). The applicant is proposing to rezone the subject property from M2-3 (Light Industry District) to DX-7 (Downtown Mixed-Use District), and then to a Business Planned Development. This will permit the construction of a 265-foot-tall commercial office building, containing ground-floor commercial uses, 30 accessory parking spaces, and 55 bike parking spaces. The applicant will be using the Neighborhood Opportunity Fund bonus to increase the allowable FAR (Floor Area Ratio) from the base 7.0 to a maximum of 11.5. (21133; 27th Ward)
6. A motion by Sarah Lyons, seconded by Gia Biagi, to approve a proposed zoning map amendment within the boundaries of the North Branch Industrial Corridor, submitted by 1308 N. Elston (Chicago) Investors, LLC, for the property generally located at 1308 North Elston Avenue was approved by a vote of 12-0-0 (Burnett Recused). The applicant is proposing to rezone the site from M3-3 (Heavy Industry District) to C2-3 (Motor Vehicle-Related Commercial District) to allow additional uses in the existing building. No new construction or site improvements are proposed with this request. (22084-T1, 27th Ward).
7. A motion by Guacolda Reyes, seconded by Marisa Novara, to approve a proposed planned development, submitted by 1016 W Jackson LLC, for the property generally located at 1016 W. Jackson Boulevard was approved by a vote of 12-0-0 (Lyons Recused). The applicant is proposing to rezone the subject property from DS-3 (Downtown Service District) to DX-5 (Downtown Mixed-Use District), and then to a Residential-Business Planned Development. This will permit the construction of a 28-story, 295-foot-tall mixed-use building containing 370 dwelling units, ground-floor commercial space, 125 accessory parking spaces, and 350 bicycle parking spaces. A 3.1 FAR (Floor Area Ratio) bonus will be taken and the overall FAR of the planned development will have a maximum of 8.1. (21176; 25th Ward)
8. A motion by Sarah Lyons, seconded by Walter Burnett, to approve a proposed technical amendment to Planned Development No. 1385 submitted by Haymarket Apartments Joint Venture, LP, for the property generally located at 935-939 W. Washington Blvd., 11-19 N. Morgan, 942-946 W. Madison, and 26-32 N. Sangamon was approved by a vote of 12-0-0. The proposed amendment to the planned development would allow medical service as a permitted use. No further changes are proposed to the planned development. (22064; 25th Ward)
9. A motion by Rosa Escareno, seconded by Walter Burnett, to approve a proposed amendment to Residential Business Planned Development No. 1465 (PD No. 1465), submitted by Lookout, LLC, for the property generally located at 1200-1212 North State Parkway was approved by a vote of 12-0-0. The applicant proposes to amend PD No. 1465 to permit the following use: Medical Services. No other changes to PD No. 1465 are proposed. (22062; 2nd Ward)

E. Chairman's Update

1. An information presentation on the Red Line Extension (RLE) Transit-Supportive Development Plan. The Chicago Transit Authority is pursuing the Red Line Extension Project, a 5.6-mile extension starting from the existing terminal at 95th/Dan Ryan and terminating at 130th Street, subject to the availability of funding. The RLE Transit-Supportive Development (TSD) Plan is a proactive effort to create a guide for future development in communities located near the RLE project area. The TSD Plan is being led by the CTA and in partnership with the City of Chicago's Department of Planning and Development. At the heart of the TSD Plan will be the community's vision for each of the station areas which seeks to promote development without the displacement of existing residents and achieve community-focused benefits such as affordable housing, local economic development, and environmental sustainability. This presentation is for informational purposes with the goal of adoption at a future Plan Commission hearing.

F. Adjournment

A motion by Gia Biagi, seconded by Marisa Novara, to adjourn the February 16, 2023 Regular Hearing of the Chicago Plan Commission at 2:30 PM, the motion was approved by a 10-0-0 vote.